When they another they is a serious is local real estate board.

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As news conditions in New York city are quite the same as in Chicago the following excepts from this article should prove interesting to local real estate brokers:

It is given as room is local to the chicago real estate board.

As news conditions in New York city are quite the same as in Chicago the following excepts from this article should prove interesting to local real estate brokers:

The Board Will Hear Long List of Applications for Zoning the prove interesting to local real estate brokers:

The Board of Applications of Applications for Zoning on Tuesday, April 25, in room 919.

Demand for Mortgage Money

to Finance Projects.

WESTERNERS WANT COUNTRY ON VERGE FARMS IN NEW YORK OF BIG BUILDING ERA

Cent. of Farm Buyers Trend Evident in Great Dein the Empire State Came From the Central States.

In fact, he profits from the misfortunes of the big crop growers of the West, for he buys his grain for his poultry and live stock at the low prices of which the western farmers are complaining. Prices of the diversified products of New York farms have not dropped nearly so rapidly as the price of grain from the middle West, with the result, as shown by the United States Bureau of Markets, that New York ranked fourth among all the States in the value of its farm products last year.

The day when the young men of New York followed Greeley's advice and went West has departed. To-day the movement is in the opposite direction. New Yorkers are buying farm lands eagerly their own State, and men are selling their higher priced farms in the West, when they can, and moving back to New York.

This is shown by the fact that New

their higher priced farms in the West, when they can, and moving back to New York.

This is shown by the fact that New Yorkers bought 585 of the 1,071 farms sold by the agency in this State. They constituted 54 per cent. of the buyers of New York farms, while 485 purchasers, or 46 per cent, came from other States.

One hundred and fifty-seven purchasers, 15 per cent. of the total, came from the Central States, of whom Ohlosent 29. Michigan 23, Illinois 26, Wisconsin 14, Minnesota 12, Missouri 8, Indiana 8, Iewa 5, Nebraska 5, North Dabeta 3, South Dakota and Oklahoma 2 each and Kansas and Arkansas I each.

New England furnished 52 purchasers of New York farms, New Jersey 92, Pennsylvania 71 and Maryland 6. Nine Southern States contributed 23 families to New York farms, 21 came from the far West, of whom 7 were from California and the equal number from Colorado. Thirty-four purchasers came from foreign countries.

Meanwhile, 352 New York men bought

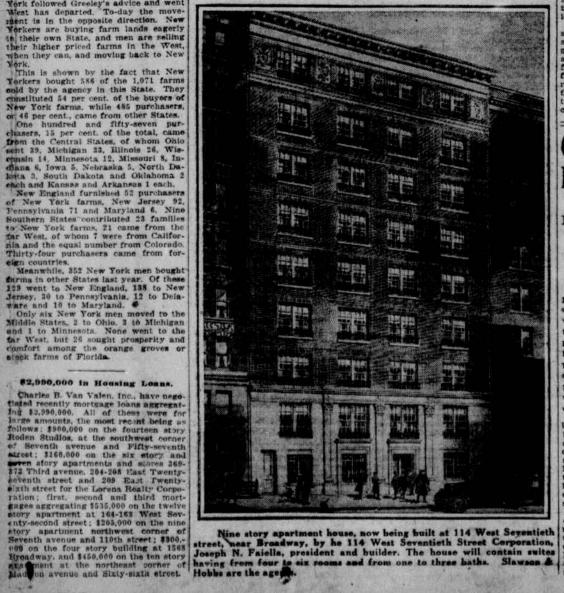
Meanwhile, 352 New York men bought farms in other States last year. Of these 123 went to New England, 135 to New Jersey, 30 to Pennsylvania, 12 to Delatare and 10 to Maryland.
Only six New York men moved to the Middle States, 2 to Ohio, 3 to Michigan and 1 to Minnesota. None went to the far West, but 26 sought prosperity and comfort among the orange groves or stock farms of Florida.

\$2,000,000 in Housing Loans.

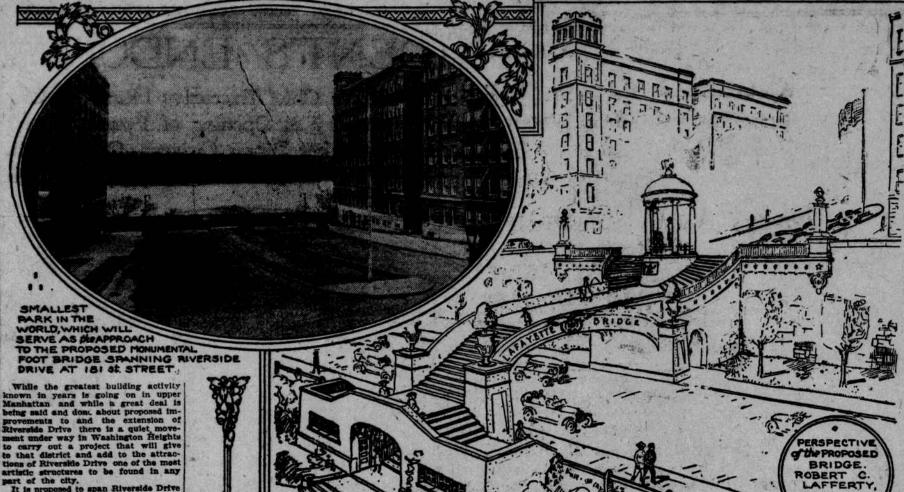
eral fundamental conditions in the situation are now so nearly normal that
partment house at 421 West Fifty-seventh street, and for the proparties rebuilding loans amounting to \$43,580,000,
of which \$26,510,000 was for apartment
houses, \$12,350,000 for office and loft
buildings and \$5,120,000 for miscellaneous mercantile structures."

appointed managing agents for the
unuse at 127 Leaf and for the proparties recently purchased by Schroeder & Koppel
of Tuffi & Co. will move on May 1 to
Compare quarters in 226 Lafayette street,
corner of Spring street.

New West Side Apartment



"A House Divided Against Itself," and Other Yarns TO BE CONSIDERED Washington Heights Bridge to Span Riverside Drive



800-Acre Jersey Estate to Be Fine Country Club

and a trapshooting range, the opening of about ten miles of bridle paths and remedeling of the present stables to accommodate about fifty riding horses and polo ponies; the conversion of the structure now containing the recreation hall into a thoroughly up to date golf house and locker room, with accommodations for bachelors; a glass inclosed swimming pool adjoining both the locker rooms and bachelor quarters; the conversion of the main building to, a thoroughly modern club house, with a number of luxurious sleeping rooms, and, finally, the operation of a restaurant with every refinement of services and cusine.

The golf courses and tennis courts are being constructed under the personal supervision of Herbert Strong, a golf and tennis architect. One will be a minimure course of about 2,500 yards for those who do not wish to go the ready for play in about thirty days and the other nine are to be finished within two months. The second eighteen hole course, which will be opened later in

BUILDING BOOM IS HERE, Outlook Is Brighter for B. R. T. Trains in Queens

been very seriously interfered with by floods and general high water, and it is feared that a good many logs have been lost. Industrial demand for hardwoods is picking up, and as production is at low ebb, particularly in the South, and comparatively little unsold dry hardwood is available, a firmer tendency is to be noted.

Indistrial purchasers generally are showing more interest in securing lumber. The coal strike is slowing down some railroads, but in other cases it is having the curious effect of stimulating railroad buying. This is explained by the fact that with lessened traffic it is cheaper to make répairs and addition, and consequently some railroads which are in good financial condition are improving the opportunity to make needed repairs and extensions. In addition, there are a number of inquiries out for freight cars, and there was recently placed by one railroad system an order for 16,000 freight cars, the largest single order placed during the last five years.

One result of such operation would be to reduce immediately the great congression of passengers at the Queenboro subway terminal in Manhattan. It is believed that the Brooklyn Rapid Transit Company will favor this plan, for it will result in a great increase in the number of Queens passengers carried, and therefore the revenue received, with practically no additional expense except that for new cara, which they will have to buy anyway to meet the demands of their increasing traffic.

"Passengers from the stations in Queens on either the Astoria of Corona extensions could take the B. R. T. trains, made up of narrower cars, direct to Fifty-seventh street, Manhattan, without change, where, by stopping across a platform, they could change conveniently to either the local or express trains made up of ten foot wide cars southward."

REALTY CLUB TO GIVE DINNER TO FACULTY

The real estate fans who have been attending the discussion forums at the West Side Y. M. C. A. for the last sixteen weeks will give a final banquet to the faculty of this course at the Park Avenue Hotel on Tuesday night. The program which is announced will bring together a large number of the leading realtors of the city. Lawson Purdy, former chairman of the Tenement House Committee, head of the Board of Tax Adjustment and member of the zoning committee, is down for a talk on "The Duty of Realtors to the Public." Robert E. Dowling, president of the City Investing Company and former president of the New York City Real Estate Board, is booked to comment on "The Real Estate Outlook." Judge T. C. T. Crain is scheduled to enlighten those present as to "The Cause and Cure of the Crime Wave in New York."

A feature of the evening will be five four minute talks by members of the faculty on the fundamentals of success in the real estate business. The five men who have been selected include Joseph P. Day, R. E. Simons, Charles G. Edwards, Lawrence B. Elliman and William L. De Bost. Harry Hall, vice-president of William A. White & Son, will give his illustrated lecture on "Old New York" Capt. George Daggett, general secretary of the Transit Commission of New York State, will talk on "The Readjustment of Transit Conditions in New York City." Mayor Hylan, Murray Huiburt. President of the Board of Aldermen: Senator Calder and ex-Gov. Al Smith are among others who are expected to be present. All members of the New York Real Estate Board are invited to attend the dinner. The committee in charge is composed of C. A. Robinson, J. L. Curly, W. H. Wyckoff and Edwin Wooley.

Chauncey B. Griffen sold for Myra E. Smith two lots on Sarles lane. Pleasant-ville. N. Y., to Arthur H. Partslow.

